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THURMAN STREET  
RECOMMENDED

The Planning Commission recommended that a previously-unnamed, future street through the Super Mold property between the East Frontage Road and the future extension of Myrtle Street be named Thurman Street. Planning Director Schroeder stated this matter would be discussed at the meeting on February 16, 1972 at which time the Specific Plan will be discussed.

ACTIONS OF  
INTEREST

Other actions of interest were as follows:

1. Approved the request of Mr. Roger Karr for a Use Permit to do auto body and fender repair at 112 South Stockton Street in an area zoned C-2, General Commercial.
2. Approved the request of Mr. J. D. Koenig for a Variance to permit a second-story addition to a dwelling with a nonconforming side yard of 0 feet at 240 South Orange Avenue in an area zoned R-2, Single-Family Residential.
3. Approved the request of Herbst Oil Company for a Use Permit to reconstruct a service station at 16 South Cherokee Lane in an area zoned C-2, General Commercial.
4. Recommended to the San Joaquin County Planning Commission that the F.D. Boone property located on the west side of Chestnut Street extension from approximately 630 feet to 1550 feet south of Indiana Street, Town of Woodbridge:
  - a. was better suited for urban residential than agricultural purposes because of its proximity to existing development and to the Woodbridge Irrigation District Canal; and
  - b. the ultimate zoning recommendation for the property should conform to the recommendations of the County Planning Department.
5. Recommended to the County Board of Zoning Adjustment the approval of the request of Mr. George Kishida for a Use Permit to remodel an existing truck terminal maintenance shop on the south side of Kettleman Lane, 1040 feet east of Stockton Street in an area zoned I-PA, Interim-Protected Agricultural.

COMMON AREA -  
ENGLISH OAKS  
MANOR SUBD.

City Manager Graves reported that he had recently met with the developers of the English Oaks Manor to discuss their proposal to dedicate a "common area" within the subdivision to the City to be used as a park. This proposal was discussed at the meeting of December 15 and was then referred to the Parks and

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Recreation Commission and the Planning Commission for study and recommendation to the Council. Mr. Graves said the proposal had remained unchanged in that the developers would dedicate to the City a parcel designated "Parcel H" and would then pay the City \$150 per dwelling unit at the time a building permit is secured. The basic agreement provides for dedication of the entire Parcel H, and would be dedicated in two stages. A sum of \$20,000 would be paid to the City at the time the final map for Unit #1 is filed with the City and the first portion of the park is dedicated. The developers requested that funds to be received by the City be used for recreational purposes.

The City Manager presented memorandums received from the Parks and Recreation Director and the Planning Director stating the Parks and Recreation Commission and the Planning Commission had unanimously recommended approval of the proposal. The Planning Commission suggested the Council establish the following conditions before finalizing the agreement with the Westmont Development Company:

1. The pedestrian accessway which is to be located between Lots 11 and 334 on the West and Lots 10 and 333 on the East be eliminated from the agreement concerning the common area and dedicated to the City on the Final Subdivision Map provided the following are met:
  - a. landscaping and an automated sprinkler system shall be provided by the developer as approved by the Public Works Department;
  - b. lighting for the entire length of the accessway shall be provided by the developer as approved by the Utilities Department;
  - c. the walks within the accessway shall be ten feet wide and of concrete material as approved by the Public Works Department; and
  - d. masonry fencing in conformance to City standards shall be provided by the developer as approved by the Public Works Department.
2. Acceptance of the common area be conditioned on the following:
  - a. that the developer dedicate and improve to City standards all streets which abut the common area as shown on the approved Tentative Map (i. e., Dorchester Circle, Folkstone Circle, Westchester Circle, Chelsea Drive, Whitby Drive, Newbury Circle and Dartmoor Circle); and

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- b. that the common area be developed with play-ground apparatus; picnic facilities; and informal sports as well as trees and turfing and that the site be free of buildings and similar structures.

City Manager Graves said with the favorable recommendations of both the Parks and Recreation Commission and the Planning Commission, he saw no reason for not accepting the proposal of the Westmont Development Company.

Councilman Kirsten stated he was opposed to the proposal and felt the matter should be examined very carefully. He discussed the standards for park areas, pointing out that Lodi presently has 226 acres of park lands. In addition to this there are 56 acres adjacent to Lodi Lake Park and the Lodi Unified School District has 50 acres of playground, making a total of 332 acres of area available to the City for recreation. He also pointed out that with development of ponding basins in the future, the City will have further recreational area available. Councilman Kirsten said he felt, with adequate parks already available to the citizens of Lodi, it would be unfair to have people in other areas of the City pay for a park that might be used exclusively by the residents of the English Oaks Manor Subdivision. He questioned what affect this proposal, if approved by the Council, might have on future developments within the City. He said he felt the Council needed further information concerning costs of maintenance of the park and costs for construction of restroom facilities in the park.

Councilman Schaffer spoke in favor of the proposal and then moved the City Manager be authorized to send a letter to the Federal Housing Administration notifying that the City would accept the proposal of the Westmont Development Company to dedicate to the City a parcel known as Parcel H in the English Oaks Manor Subdivision as stated in the agreement between the City of Lodi and the Westmont Development Company; said letter to be approved by the City Attorney. The motion was seconded by Councilman Hughes. After further discussion, Councilman Kirsten offered a substitute motion requesting the matter be referred to the staff to be more carefully researched to (a) determine estimate of tax revenues which would be lost as a result of development of the park; (b) determine approximate costs for construction of restroom facilities in the park; (c) establish period of time (within ranges) City might expect to receive monies from development; (d) determine maintenance costs for park; and (e) request Finance Director to address himself to this proposal as he would any other business proposal in which the City is involved. The motion was

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seconded by Councilman Ehrhardt and failed to carry by the following vote:

Ayes: Councilmen - Ehrhardt and Kirsten

Noes: Councilmen - Hughes, Schaffer and Katnich

The original motion then passed by the following vote:

Ayes: Councilmen - Hughes, Schaffer and Katnich

Noes: Councilmen - Ehrhardt and Kirsten

Councilman Hughes then asked the staff to determine the approximate revenues that would be lost as a result of the park; the costs of developing the park; and the costs of maintenance of the park.

#### COMMUNICATIONS

ABC LICENSE	An application for alcoholic beverage license was received from Dorothy A. and James G. Skarles, El Charro, 910 South Cherokee Lane, on-sale general eating place, person-to-person transfer.
CVD, LCC MEETING	A notice was read of the next regular meeting of the Central Valley Division, League of California Cities, to be held in Stockton on Thursday, February 3, 1972.
LEGISLATION - CITY OF CAMARILLO	A letter and resolution was received from the City of Camarillo urging the State Water Resources Control Board to initiate action on the implementation of stricter requirements on discharge to the ocean of municipal and industrial waste waters.
CIVITAN CLERGY WEEK	Mayor Katnich issued a proclamation declaring January 30 through February 5, 1972 to be Lodi Civitan Clergy Week.

#### REPORTS OF THE CITY MANAGER

CLAIMS	Claims in the amount of \$433,677.38 were approved on motion of Councilman Schaffer, Kirsten second.
CABLE TV RATE INCREASE APPROVED	<p>The City Council, on motion of Councilman Kirsten, Schaffer second, granted the request of the Lodi Cable TV for a rate increase of ten percent or \$.45 per month to each customer on CATV service.</p> <p>Mr. Bill Koenig, Manager of Lodi Cable TV, 1521 South Stockton Street, thanked the Council for its consideration in this matter.</p>

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AWARD -  
LAWRENCE PARK  
LIGHTING MATLS.  
RES. NO. 3582

The City Manager presented bids received for the Lawrence Baseball Park Lighting Material as follows:

Consolidated Electric	\$ 16,040.25*
Valley Electric Company	
Alternate A	\$ 19,269.18
Alternate B	23,401.38
Alternate C	25,087.87
Graybar Electric	
Alternate A	19,361.00
Alternate B	16,624.27
Westinghouse Electric	20,700.00

\*Unacceptable bid

The City Manager recommended the award be made to Valley Electric Company for a total of \$19,269.18. On motion of Councilman Ehrhardt, Kirsten second, the City Council adopted Resolution No. 3582 awarding the contract for the furnishing of the Lawrence Baseball Park Lighting Materials to Valley Electric Company for a total of \$19,269.18.

SPECS -  
WOOD POLES

On motion of Councilman Hughes, Schaffer second, the Council approved specifications for wood poles for the Utilities Department and authorized advertising for bids thereon.

AGRICULTURAL  
PRESERVE  
OPPOSED

A letter was received from the San Joaquin County Counsel's Office stating a public hearing would be held before the Board of Supervisors to consider the establishment of an agricultural preserve as requested by Mr. John Van Ruiten. Councilman Schaffer moved the City Council protest the establishment of the above agricultural preserve. The motion was seconded by Councilman Hughes and carried by unanimous vote.

TURNAGE  
MARKET  
LEASE

City Manager Graves reported that leases with tenants of the Turnage Market expired on December 31, 1971. He stated he had discussed this with the tenants and Mr. and Mrs. Alvin Woehl, who now occupy the grocery premises in the market on a month-to-month basis preferred their present arrangement, while Mr. Lee Snyder who operates the liquor store in the market felt it would be desirable to have a two-year lease.

Councilman Kirsten then moved the City Manager be authorized to execute on behalf of the City a lease with Mr. Snyder for the liquor store and also make arrangements with Mr. and Mrs. Woehl to occupy the grocery premises of the market on a month-to-month basis if they prefer this arrangement; said rental to be on the same terms and conditions presently existing. The motion was seconded by Councilman Schaffer and carried by unanimous vote.

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YOUTH  
SUMMER  
EMPLOYMENT  
RES. NO. 3583

On motion of Councilman Ehrhardt, Kirsten second, the City Council adopted Resolution No. 3583 expressing the City's intent to continue its policy of hiring youth for temporary positions during the summer months and expressing the City's intent to participate in the Neighborhood Youth Corps program during the summer months.

HUGHES NCPA  
DELEGATE

At the request of Councilman Kirsten, Mayor Katnich appointed Councilman Hughes to replace Councilman Kirsten as the City's delegate to the Northern California Power Agency. An alternate will be appointed after the April 11 election.

#### ORDINANCES

AMEND ZONING  
ORD. - R-LD DIST.  
  
ORD. NO. 965  
ADOPTED

ORDINANCE NO. 965, entitled, "AN ORDINANCE AMENDING THE CODE OF THE CITY OF LODI THEREBY ADDING SECTION 27-6A, R-LD, LOW DENSITY MULTIPLE-FAMILY RESIDENTIAL DISTRICT AND AMENDING SECTION 27-13 RE AUTOMOBILE PARKING SPACE," having been introduced at a regular meeting on December 15, 1971 was brought up for passage on motion of Councilman Schaffer, Ehrhardt second. Second reading was omitted after reading by title and the ordinance was then passed, adopted and ordered to print by the following vote:

Ayes: Councilmen - Ehrhardt, Hughes, Kirsten, Schaffer and Katnich

Noes: Councilmen - None  
Absent: Councilmen - None

P-D DISTRICT  
  
ORD. NO. 966  
ADOPTED

ORDINANCE NO. 966, entitled, "AN ORDINANCE AMENDING SECTION 27-9B OF THE CODE OF THE CITY OF LODI REGARDING PLANNED DEVELOPMENT DISTRICT," having been introduced at a regular meeting on December 15, 1971 was brought up for passage on motion of Councilman Schaffer, Hughes second. Second reading was omitted after reading by title and the ordinance was then passed, adopted and ordered to print by the following vote:

Ayes: Councilmen - Ehrhardt, Hughes, Kirsten, Schaffer and Katnich

Noes: Councilmen - None  
Absent: Councilmen - None

SPEED LIMIT -  
TURNER ROAD  
  
ORD. NO. 967  
ADOPTED

ORDINANCE NO. 967, entitled, "AN ORDINANCE AMENDING SECTION 14.21.1 OF THE CODE OF THE CITY OF LODI ENTITLED, 'DECREASING STATE SPEED LIMIT ON CERTAIN STREETS,' AND THEREBY DECREASING THE STATE SPEED LIMIT ON TURNER ROAD BETWEEN LOWER SACRAMENTO ROAD AND 700 FEET WEST OF MILLS AVENUE AND

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CHURCH STREET AND US 99 FREEWAY, " having been introduced at a regular meeting on January 5, 1972 was brought up for passage on motion of Councilman Ehrhardt, Schaffer second. Second reading was omitted after reading by title and the ordinance was then passed, adopted and ordered to print by the following vote:

Ayes: Councilmen - Ehrhardt, Hughes, Kirsten, Schaffer and Katnich

Noes: ~~Councilmen~~ - None

Absent: Councilmen - None

#### ADDENDUM

##### COUNCIL MEETINGS

Mayor Katnich announced that the next meeting of the City Council would be held on February 9, 1972 in the City Hall Council Chambers. He thanked Needham School Principal Mrs. Berniece Vaughan and the Lodi Unified School District for allowing the Council to conduct its meetings in the Little Theater at Needham School during the renovation of the Council Chambers.

##### TREES - WASHINGTON ST.

Councilman Ehrhardt asked the staff to investigate, as a possible safety hazard, the tree on the east side of Washington Street between Lockeford Street and the American Legion Building.

##### DRUG ABUSE MEETING


Councilman Ehrhardt reported that the Committee on Reorganization of the Drug Abuse Council had met January 12, 1972 and much new interest had been indicated.

##### VISIBILITY - TOKAY & CHEROKEE

Councilman Kirsten requested the Public Works Director to investigate a visibility problem created by a hedge at the corner of Tokay Street and Cherokee Lane.

#### ADJOURNMENT

There being no further business, the City Council adjourned at approximately 9:40 p.m.

Attest:  BESSIE L. BENNETT  
City Clerk